

CITY OF MONROE
Brownfield Redevelopment Authority
Regular Meeting Minutes
Thursday, June 11, 2015 - 8:00 a.m.
2929 East Front Street - Monroe, MI 48161

1. Call to Order: 8:02 a.m.
2. Members Present:
Chairman Thomas A. Krzyston
Dale Brose
Mayor Robert Clark
Don Lieto
Rodney Welliver
Patrick Williams

Others Present:
Dan Swallow
Ed Sell, Jr.
Matt Wallace
Paul C. LaMarre
3. Additions/Deletions to the Consent Agenda or Regular Meeting Agenda: None
4. On a motion made by D. Lieto and supported by Mayor Clark the Regular Meeting Agenda was approved. Ayes 6 Nays 0. Motion passed.
5. Public Comment: None
6. On a motion made by D. Brose and supported P. Williams the Consent Agenda was approved. Ayes 6 Nays 0. Motion passed.
 - 6.1. Approve BRA Minutes of Thursday, May 14, 2015.
 - 6.2. Approve and place on file BRA Financial Report for May 31, 2015
 - 6.3. Approve Invoice Summary prepared for Thursday, June 11, 2015 in the amount of \$788.38.
7. Unfinished Business: None
8. New Business:
 - 8.1. On a motion made by D. Brose and supported by D. Lieto the Johnson & Anderson Invoice 38244 in the amount of \$997.50 for inspection services and contract administration (Services 3-29-15 thru 5-2-15) to be submitted to the Downriver Community Conference Consortium EPA Revolving Loan Fund (RLF) for the pump house demolition project (Port approved 5-20-15 contingent on BRA approval) was approved. Ayes 6 Nays 0. Motion passed.
 - 8.2 On a motion made by D. Lieto and supported by Mayor Clark the AKT Peerless Invoice 39081 in the amount of \$1,600 for demolition oversight services (5-1 / 5-31-15) to be submitted to the Downriver Community Conference Consortium EPA Revolving Loan fund (RLF) for the pump house demolition project was approved. Ayes 6 Nays 0. Motion passed.
 - 8.3 On a motion made by D. Brose and supported by P. Williams to approve the list of Brownfield Sites for Tax Capture for 2015 summer and winter taxes. Ayes 6 Nays 0. Motion passed.

9. Staff Reports:

- Dan Swallow:

The Brownfield Plan for the MB&T project on 601 S. Monroe Street will be presented to the City Council on Monday, June 15, 2015 and I do not anticipate any concerns. The agreement between Brownfield Redevelopment Authority and the Downtown Development Authority will be delivered for the Chairman's signature.

Met with the Department Regional Director of the National Park Service to address their concerns on the environmental assessment done earlier by AKT Peerless. The list of concerns has been completed and the Northern Battlefield parcel land donation will be moving forward.

Pump house - crushed stone has been applied to the access road for maintenance vehicle entrance down to the sanitary sewer. The City has asked for some modifications to address aesthetic concerns and a gate to control access to the site.

Continuing to work with the Port Director, Paul LaMarre and the Michigan Economic Development Corporation (MEDC) on dock improvements and a reasonable payment schedule for the proposed loan from the MEDC. .

- Matt Wallace:

The Downriver Community Conference Consortium (DCC) received a \$500,000 grant from the EPA to help property owners with environmental assessment costs. This is a very handy economic development tool because it helps property owners with an upfront cost early in the development process. The DCC board recently agreed to apply guidelines to these assessment funds and part of those guidelines is to limit each individual grant to \$10,000. The funds are expected to be available for use in October.

This is the same source of funds that has provided assessment grants to sites all over Monroe, including the Battlefield, Ventower and some other smaller sites such as south of Monroe Multi-sports Complex and Star Towing on South Roessler.

- Ed Sell Jr.:

Reimbursement forms for the BRA's reimbursement of the personal property tax small taxpayer exemption are due June 15, 2015. Sam Guich is providing the taxable values and the forms will be completed and submitted.

10. Public Comment: None

11. Comments by BRA Board Members:

Chairman Krzyston noted he saw activity and using the new access road at the pump house site. Dan Swallow stated this new access road to the sanitary sewer is for maintenance vehicles and not for public use. Dan will follow-up with Mr. Barry LaRoy to limit access of the road.


Comments by BRA Board Members cont.:

R. Welliver asked the Port Director as to the move of the port office to the new location. Port Director replied he's hoping for an end of July 2015 move.

Some board members stated they noticed a woman at the entrance of the gate across the waste water treatment plant. Chairman Krzyston explained the Port entered into an agreement with Dan's Excavating for placement of fill material and part of the agreement is that Dan's must provide a flagger to monitor the gate. Dan's excavating will be placing compact clean fill material on port property behind Hanwha, from the reconstruction of I-75 between I-275 and Dixie Highway. The Port Engineer, Johnson & Anderson, will be managing the operations.

12. Adjournment: On a motion made by D. Lieto and supported by P. Williams the meeting was adjourned at 8:33 a.m. Ayes 6 Nays 0. Motion passed.

These minutes of Thursday June 11, 2015 are not considered official until approved by the Brownfield Redevelopment Authority at its next regular scheduled meeting Thursday July 9, 2015.


Thomas A. Krzyston
Chairman

July 9, 2015
Date